

CONSERVATION, OPEN SPACE AND RECREATIONAL ELEMENTS OF THE GENERAL PLAN

1.0 PREFACE

The conservation, Open Space, and Recreational Elements of the General Plan; in addition to the first two being mandated Elements, are important in establishing and preserving the character of the Community.

1.1 Physical Resources:

This Element will identify the physical resources of the community that are of environmental concern. It is an assumed philosophy that the future development of the Community will, to the greatest extent possible, be in accord with the conservation of the valuable resources of the Community.

1.2 Community Image:

A significant resource of the Twentynine Palms Community is its image. The positive aspects of this image were created by many factors; among them are:

- a) A cultural history including contributions by native Americans and early pioneers.
- b) A unique, desert natural setting.
- c) Healthful experiences enjoyed by people in the area.

As a result of the resources and history, the Community has an image of healthful desert living with a quiet and unique character that distinguishes it from other "typical" California Communities.

1.3 Element Principles:

In the wake of future development that will maximize the number of people that will enjoy the Community's environment without degrading or squandering these resources, the following principles are established:

- a) To preserve and, possibly in some instances, restore or even improve upon the desert environmental factors that contribute to the desirability of Twentynine Palms as a place to live.
- b) To eliminate, or reduce or prevent as much as possible, the waste of energy and the producing of pollution in the Community.
- c) To protect, preserve and conserve a high quality and a sound supply of water in the Community, providing for efficient use and proper disposal and recharge.
- d) To continue the viability of wildlife and native vegetation when they are not directly detrimental to the general welfare of the Community.

2.0 ENVIRONMENTAL RESOURCES

2.1 Flora and Fauna:

a) Areas with significant flora and fauna, despite being in a desert area, exist in abundance and enrich the Community. Locations of interest are:

i) The City is fortunate in having an area immediately south that is almost the size of the State of Rhode Island and is being kept in a protected natural situation. This resource is the Joshua Tree National Monument, which immediately abuts the City, and contains a rich and unique variety of flora and fauna that is managed by the U.S. Government and available for the enjoyment of all.

ii) The area of the Mesquite dunes runs, generally, parallel with the Mesquite Lake earthquake fault from the north central portion of the Community in a southeastern direction to the southeast border of the Community. This area contains flora and fauna resources worthy of consideration for preservation.

b) There are endangered species threatened by careless development; these species are identified by:

i) Biological studies conducted in the course of EIRs prepared for the City.

ii) Other higher Governmental studies that have identified endangered species, such as the Desert Tortoise.

c) Policies and Programs:

i) The City, where possible and appropriate shall limit development in the Mesquite Dunes area, protecting the identified resources and acquiring the development rights whenever possible.

ii) In cases where the City cannot bear the fiscal burden necessary to protect the resources, it shall encourage and solicit acquisition or control by County, State, or Federal Governmental Agencies or any eleemosynary conservation agency dedicated to conservation objectives.

iii) In cases where property remains in private control, the City will retain the property in the most restrictive zoning or Land Use Classification permitted under the General Plan and scrutinize development on these properties by placing open space easement restrictions whenever possible.

iv) Endangered flora and fauna shall be identified and protected.

2.2 Water and Hydraulic Force:

This section of the Element is coordinated with the Twentynine Palms Water District.

a) General:

For the most part, the City water is supplied by the Twentynine Palms Water District. There are some properties that have private wells. The source of the water is the natural aquifers located underground at various depths. Earthquake faults affect the depth while soil mineral content affects the quality and potability of the water.

Due to the desert climate and the unavailability of imported water, this resource must be conserved and used wisely if a viable Community is to survive over a long period of time.

Although there is relatively little rainfall in a years time, there are seasonal storms that cause flood damage to property due to rapid runoff. This paradox creates interesting challenges to the future planning of the City.

b) Policies:

i) The City of Twentynine Palms shall adopt a policy of encouraging low density development and preservation of productive land on the hilltops and gentle slopes.

ii) Development on steep hill slopes with a high runoff potential shall be scrutinized by strict cut and fill ordinances, landscaping requirements, and minimized building coverage. The City staff shall determine, through competent study, the "holding capacity" of land in the high runoff areas, and adjust all applicable Ordinances accordingly.

iii) Slopes over twenty-five percent (25%) shall be kept free from all development, when legally possible, either by reservation through planned development, density transfer or by acquisition by open space implementation procedures.

iv) Temporary erosion control procedures shall be applied to all grading and construction projects prior to the establishment of permanent measures.

v) The City of Twentynine Palms, and the Twentynine Palms Water District, shall coordinate the physical growth of the City in a manner that would not place a stress on the quality or quantity of water resources available to the Community.

2.3 Soil Conservation:

a) General:

The runoff problems caused by hydraulic force of water contributes to significant soil erosion. This erosion clogs the drainage channels and alters normal watercourses causing additional potential flood damages. When the surface of the land is scraped, a potential wind erosion problem is introduced.

b) Policies:

i) The City shall endeavor to restrict the clearance of land, limiting it to creation of building pads and parking areas where City discretion is involved.

ii) Project designs that add or protect permeable surfaces shall be encouraged.

iii) Paved parking areas shall be limited to the minimum number of spaces required by Ordinance; extra spaces are encouraged to be left in a dust proof, permeable condition. Bumper overhangs in areas where vehicles cannot drive shall remain unpaved.

iv) Low water maintenance and use desert landscaping shall be required on all Site Development Plans where applicable. The desert landscaping shall be of native indigenous species unless not practical. Exotic species shall be minimized.

v) Design of projects and public facilities, such as streets, shall consider drainage and potential soil erosion as a prime consideration.

2.4 Minerals Resources, and Exploitation of Rock Sand and Gravel:

a) General:

Historically, there is "gold in them hills". There remains traces of this resource and possibly some other minerals that someday someone may wish to mine, and possibly treat, the resource. There are also identifiable rock, sand and gravel resources in and adjacent to the Community. There are also areas that potentially could be annexed to the City in the future.

b) Policies:

i) The mining of mineral resources or the utilization of rock, sand and gravel shall be permitted by Special Use Permit only, with strict provisions that would prevent pollution or unsightly remaining land.

ii) No Special Use Permit shall be issued without the Applicant providing the City with an economic study that identifies a definite need for the minerals to be extracted.

iii) Any application for said mining or mineral resource extraction shall be accompanied by an environmental study identifying the consequences of the proposed operation to the native ecology of the area.

2.5 Flood Control:

a) General:

Related to the runoff of rainwater, hilly slopes, and soil erosion is the flood control problem. Twentynine Palms is located, essentially, in a basin wherein the flood waters rage during a storm, settle and are absorbed into the ground water. The water, however, as it is transported through the Community to its "resting place" can create all sorts of havoc.

The traditional method of solving the flooding problems is to create extensive and expensive flood control channels to facilitate the flow of surface water, in the smallest channel possible, through developed areas to its final destination. Due to cost, most of the existing channels are un-surfaced which renders them useless in a 100 year flood.

There are also areas that are located in an "alluvial fan" flood zone. This fan is a wide area that during heavy rains at the top of the fan can be inundated with a 100 year flood level, depending on the trajectory of the water from the up-hill source.

The situation is one of significant seriousness and one that provides a challenge to the community.

b) Policies:

i) The City of Twentynine Palms shall work with FEMA to provide accurate, up to date maps of the flood zones for the entire community.

ii) The City shall work in cooperation with the

County Flood Control to provide a system of adequate channels that reduce the flood hazards to private property and removes land from the alluvial flood plain hazards.

2.6 Solar Energy and Geothermal energy:

Due to the desert climate with a relatively low percentage of cloud cover, the Community of Twentynine Palms has an opportunity to make maximum use of solar energy. This fact should prove advantageous as the nation looks towards alternate sources of energy in an attempt to reduce the dependency on fossil fuels.

a) Active solar energy policies:

i) The City shall encourage the use of active solar energy for the use of water and building heating by permitting the establishment of the solar panels on private property without development penalties (i.e setback, building coverage and aesthetics).

ii) The City shall promote the area for solar energy research and testing in both academic and manufacturing circles.

b) Passive solar energy policies:

i) Landscape policies should encourage the placement of deciduous trees on the south sides of buildings.

ii) Windows and eaves overhangs should be placed in a manner that permits "greenhouse effect" warming in winter but shading the area in summer while the sun is higher in the horizon.

iii) Solar access shall be considered and protected by Site Development Plan and/or Subdivision review. This review includes lot orientation, setbacks from banks, building height limitations and setbacks from each other, etc.

iv) Encourage the efficient use of insulation materials in the construction of structures.

v) Establish policies that will encourage the retrofitting of existing structures with energy conservation devices.

c) Geothermal Policies:

vi) Adopt plans and policies to exploit the geothermal resources of the Community. These policies may include development entitlement consideration provided that the proposal utilizes geothermal energy.

2.7 Reclamation of Land and Water:

a) Policies:

i) Due to the rapid runoff of storm water on one hand and the need of the Community to secure additional water supplies on the other, the City and/or the Water District should strategically locate percolation areas within the storm drain system to recharge those basins where the potable water is being extracted.

ii) The City and/or the Water District should pursue the establishment of a waste water facility to treat

Fig. 13

INFILTRATION OF STORM WATER

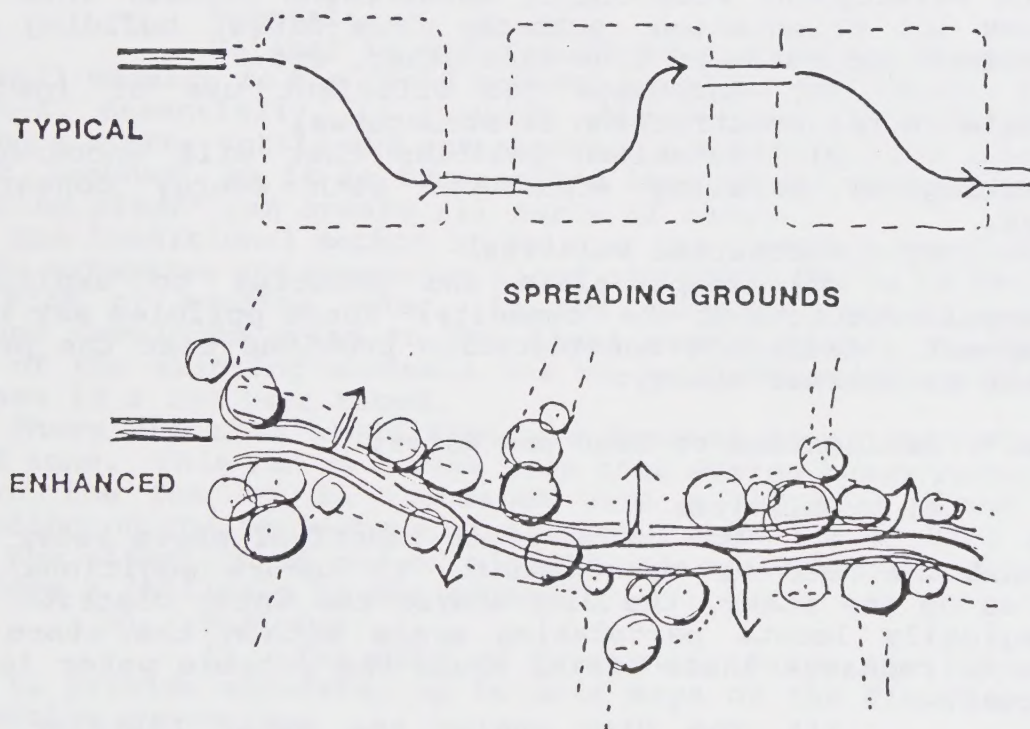
Infiltration of stormwater becomes especially important in foothill areas where slope gradients can contribute to high runoff volumes and velocities. Downstream runoff accumulation can be minimized through the practice of catchment, storage and slow release of storm flows. This practice also helps to promote stormwater infiltration.

The purpose of infiltration is to recharge or replenish groundwater storage. Aside from natural stream channel infiltration there are several techniques which can be used to promote this process.

Spreading grounds

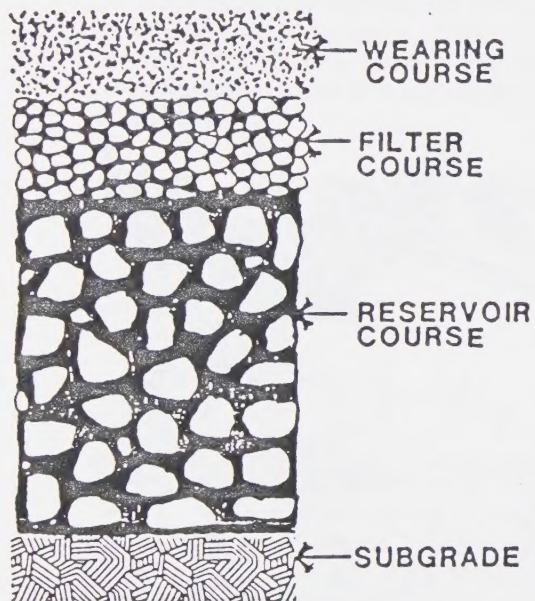
Built for the primary purpose of maintaining successful groundwater recharge, spreading grounds can also be designed to serve other functions. Typical spreading grounds do not utilize plants due to potential water loss through transpiration.

However, the use of plants can aid in controlling excessive bank erosion as well as improve fish and wildlife habitat. Spreading grounds need not look like "engineered" facilities - for there is an enormous opportunity to create the identity and character so often associated with natural waterways.



Porous Asphalt

Surfaces that require paving can also be utilized for infiltration purposes. The voids created by porous asphalt allow for rapid infiltration and temporary storage of runoff and rain on paved surfaces. This is especially important considering streets are a major contributor to runoff concentration. In addition, porous asphalt reduces water pollution by its built in filtering action. Porous asphalt, as illustrated, contains four layers, the top layer is the wearing course. Beneath this wearing course is the filter course which consists of a 2 inch layer of washed, crushed rock. The third layer is the reservoir base course which consists of 2 inch diameter stone aggregate. The thickness of this layer is determined by runoff storage needs. As a subbase, the 4th layer consists of minimally compacted, undisturbed soil.



POROUS ASPHALT

Infiltration Basins or percolation ponds

These facilities temporarily store runoff water so that recharge can occur by infiltration through the bottom and the sides of the basin. In addition, ponding of stormwater reduces peak flows thereby further protecting downstream developments. This technique is best suited to control drainage areas of between 5 and 50 acres.

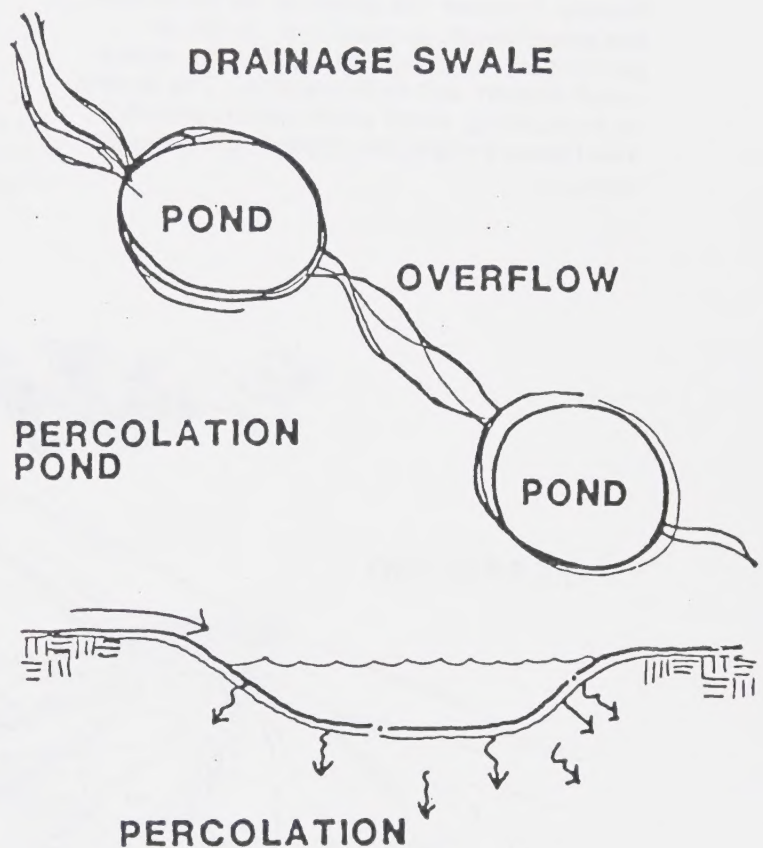
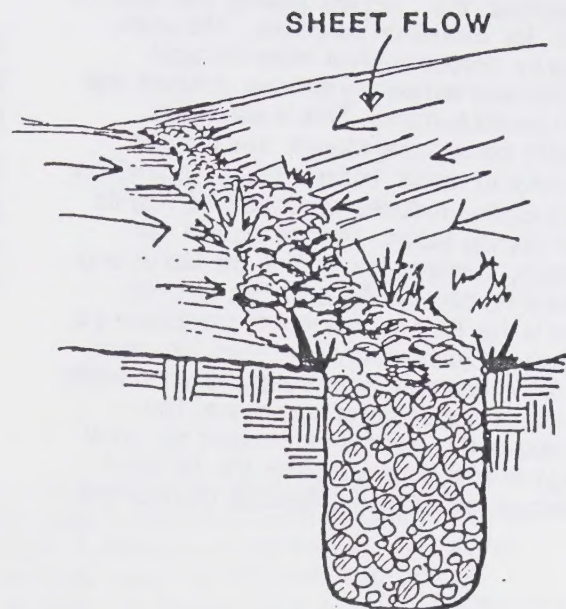


Fig. 14

Infiltration Trench

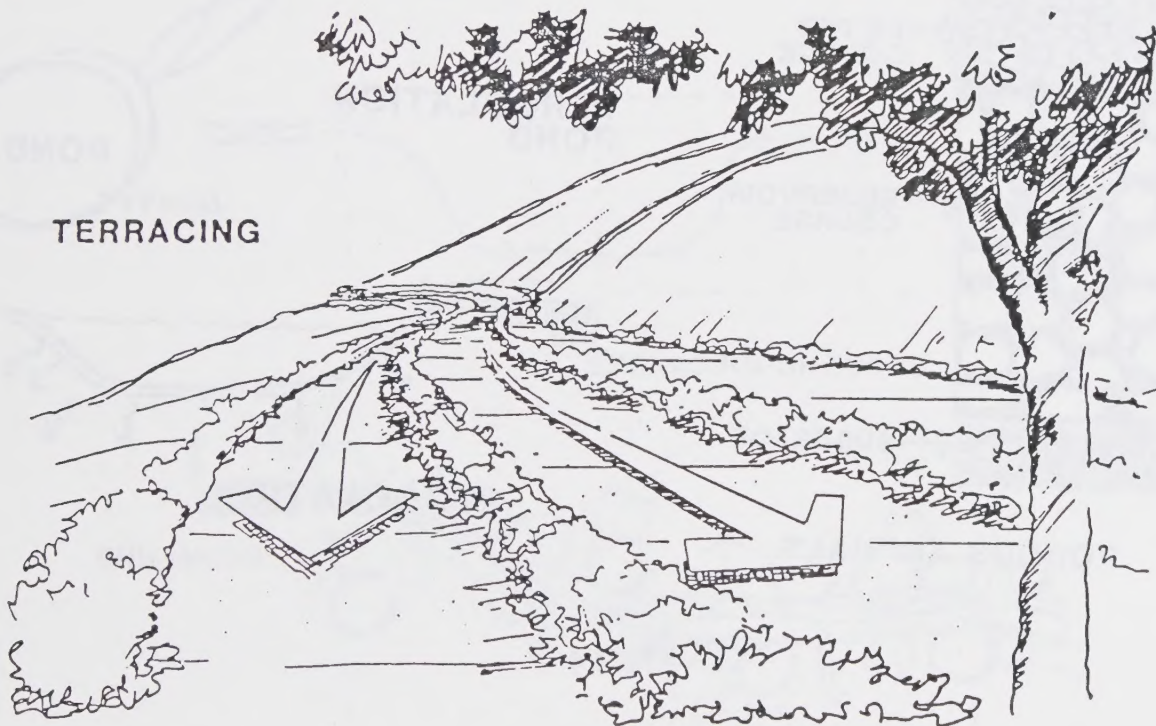
The infiltration trench acts to intercept runoff from 'sheet' flow thereby reducing downstream flows as well as recharging groundwater supplies. Suggested locations for these structures are below roof lines, next to parking lots and in open space areas.



INFILTRATION TRENCH

Terracing

This technique can slow storm runoff and thereby increase the potential for percolation into groundwater. In addition to its aid in percolation, terracing can significantly reduce runoff erosion and sedimentation. This is done by intercepting runoff which would normally travel down a slope and redirecting it along the contours.



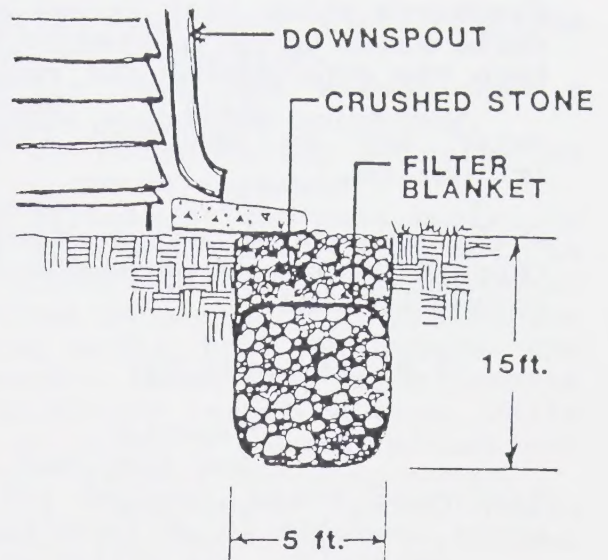
TERRACING

Fig.15

Dry Wells

Inflow to a dry well, unlike the infiltration trench, occurs by means of an inflow pipe. Typically used to capture and store runoff from rooftop drainage, this method can also be used in conjunction with catch basins.

NOTE: Dry wells are not recommended in areas where seepage may adversely impact foundations for structures.



Modular Pavers

Modular paving promotes infiltration by allowing runoff water to pass between voids of pavers into the soil beneath. Modular pavers are available in a variety of forms, including bricks and concrete lattice blocks. They can be used for driveways, parking lots, fire roads, pedestrian and bike paths, patios, and tree grates. In addition to promoting infiltration modular pavers can also significantly reduce glare from sun.

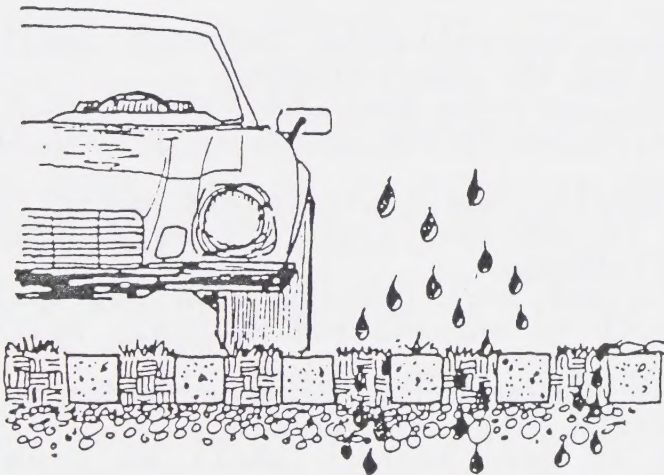


Fig. 16

discharge water that is now being disposed by septic systems; this waste water to be treated to the degree wherein it may be recharged into the groundwater for reuse.

iii) When authorized by health standards, grey water may be utilized through a drip system for landscape irrigation.

iv. When developments are proposed, the City shall encourage design standards that enhance recharge of water through the use of permeable surfaces and detention facilities with porous bottoms.

2.8 Air Quality:

a) General:

The increase in population, automobiles and paved developed areas coupled with a decrease in vacant undeveloped areas, results in an increase of noxious atmospheric emissions.

Generally, air pollution controls are under the aegis of other entities, i.e. the Environmental Protection Agency (EPA) and the County Air Pollution Control District (APCD).

Although there is transported air pollution from the south coast basin during extreme situations, there portends to be a future significant contribution from local sources caused by growth in the basin at large and with the introduction of certain land uses.

The City of Twentynine Palms recognizes the Class I air quality status of the Joshua Tree National Monument and acknowledges the need to protect this status.

b) Policies:

i) Only clean non-polluting industry shall be established in the Community for the local economy.

ii) Commercial services shall be located as close to the customers as possible to reduce the length of travel trips as much as possible.

iii) The Community should permit and establish a large variety of land uses to achieve, in-so-far as practical, relative Community self sufficiency.

iv) Cooperate and work closely with appropriate agencies, such as EPA and APCD to enforce and maintain suitable ambient air quality.

v) The use of non-motorized transportation by use of bicycle and pedestrian trails shall be promoted.

vi) The use of mass transit shall be promoted through efficient Community land use distribution.

3.0 OBSTACLES TO IMPLEMENTATION OF CONSERVATION MEASURES

a) Citizen disdain for governmental control over development rights that have been traditionally considered individual rights inherent in land ownership.

b) The expense and necessary time to perform necessary recommended studies.

c) Limitations of local staff expertise that requires supplemental expensive outside technical assistance.

d) Historic development inertia that has established a development trend contrary to necessary suggested solutions.

e) The practical difficulty of coordinating policies of several autonomous agencies towards a common agreement.

f) The difficulty for elected officials, who make decisions based on the will of the people they were elected to represent, to identify support for proposals that invite a diversity of opinions.

g) The time constraints involved in properly informing the citizens of the Community, allowing ample time to debate the issues, arrive at compromises, and reach a consensus; which process does, and properly should, take a significant length of time, while there exists an urgent need to enact policies to correct situations that have already gone too far and are quickly becoming worse.

h) Consequences of decreasing development which could decrease short-term relief to the local tax base, which by nature is strained in small Communities.

There will continue to be a need for strong citizen determination to commit the necessary Community resources to enact Community conservation measures.

4.0 OPEN SPACE AND RECREATIONAL RESOURCES

4.1 Introduction.

a) Open Space Element. The purpose of the Open Space Element is to provide the tools to implement the Conservation Element and to provide for the recreation, aesthetic, and public safety needs of the citizens of the Community. To accomplish these purposes, the Element is built around an action plan to acquire and preserve land to be used for conservation and recreational purposes and other needs of the public as they become apparent during the City's development. To be an effective tool, the Element must contain sufficient detail to allow specific actions to acquire and preserve open space and be general and flexible enough to permit the use of new methods of filling the Community needs as they become apparent.

b) Recreational Element. The purpose of the Recreational Element is to identify the "kind" of active facilities that should be placed on park areas in the community and the size and location of existing and/or proposed facilities. The Element also provides the legal basis for potential imposition of Park fees that may be levied on proposed development and collected and appropriated for future use in the development of Community recreational facilities.

5.0 OPEN SPACE ELEMENT

5.1 Definitions

Open Space is defined as any parcel or area which is essentially unimproved and designated in the Open Space Element of the General Plan as:

- a) Natural Resource Land.
 - i) "Desert" Agricultural Land (limited as it may be).
 - ii) Wildlife Habitat Land.
- b) Recreational Land.
 - i) Developed Park Land
 - ii) Passive Undeveloped Park Land (i.e. land reserved as future park land).
 - iii) Special Use Land.
- c) Scenic Undeveloped, or Sparsely Developed Land.
- d) Watershed Land.
- e) Historical Site Land.
- f) Land Essential for Public Health and Safety.
 - i) Land which should be incorporated into the General Plan of the City of Twentynine Palms to serve as guidelines for present and future planning in order that certain designated areas will, in spite of economic pressures, be preserved for present and future generations in such a manner as to enhance the environment, promote the general welfare and protect the needs of all residents.
 - ii) Agricultural areas, in whatever limited areas they exist, should be preserved for its scenic beauty, rural atmosphere and production of unique desert crops in the Community.
 - iii) Scenic and hazardous areas, areas of unique geological formation, undeveloped flood plain areas, water recharge areas, areas of unstable rock or soil formations (i.e. land along the earthquake fault lines and land in the Mesquite Dunes area) at such locations where the unique features exist.

5.2 Divisions of Open Space.

Functionally, open space can be divided into three (3) classifications consisting of parks and/or recreation lands, general visible open space and trails. Determination of the appropriate amount of open space land (including parks) is usually accomplished by the population ratio method: e.g. ten (10) acres of open space for each 1,000 people, which can be split between park land and general open space. The amount of park land per thousand people is determined by State law which limits development exactions to 2.5 acres per thousand people unless the Community has an existing higher ratio. Twentynine Palms has an established ratio of approximately four acres per thousand people. It should be expressly understood that open space, ideally, should be under public ownership, but in many cases may well remain in private ownership, which in the latter case still may be enjoyed by the Community. The three categories may be further discussed as follows:

- a) Parks and Recreational Lands. This category, generally, refers to public owned property dedicated to either

active or passive park use. These areas are generally owned and maintained by some public agency such as the City or a County District.

b) General Open Space. This category includes the limited desert agricultural land, areas along the two earthquake faults that cannot be developed upon, Biological sensitive areas of the Mesquite Dunes and Mesquite Bosque areas, and scenic hillside areas that will contain little or no development.

c) Bicycle, Hiking and Equestrian Trails. These areas are also components of a Circulation Element. These Trails, where established, will contribute towards the objectives of this Element without, necessarily, being shown or designated in or on the plan.

5.3 Priorities.

Open Space of all types should be acquired or regulated to enable preservation according to a set of priorities and standards to best fulfill the Goals of the General Plan with the best means available. Accordingly, this Plan adopts the following set of priorities:

a) Public Health and Safety. Public health and safety factors are to be given first consideration. Factors that present hazards to development such as earthquake fault lines, unstable geological formations or flood plains would be factors justifying a designation of open space for these areas.

b) Natural Resource Conservation. The conservation of natural resources is the second priority. Judicious use and conservation of natural resources is a significant consideration second only to the health and safety reasons. The natural resources, such as air, water and soil can be recycled and could last indefinitely with proper care.

c) Scenic and Historic Preservation. Scenic and historic open space lands are unique and meaningful to the community and have the third priority for acquisition and preservation. Once these lands are developed, the open space resource value is permanently lost.

d) Recreation. Advanced acquisition, based on a comprehensive park and recreation system plan is essential. Unless sites are acquired well in advance of development, the land cost becomes higher thereby lessening the size and value of the open space resource or rendering such acquisition economically prohibitive.

e) Population. Areas which have the highest growth potential should receive a higher priority than areas of lesser potential growth. Lack of planning with regard to this consideration has traditionally resulted in acting after the effects of growth with escalated land prices beyond the agencies ability to obtain the adequate acreage for open space and/or parks.

5.4 Criteria Determining Location of Parks and Open Space Lands.

a) The criteria (methodology) which is used in determining park and/or open space site locations is based on objective data with some necessary subjective input. The first step is to determine the total minimum amount of park and open space land needed in the Community at build-out. (Build-out is the theoretical condition where every lot in the Planning area of the City is developed to its logical and practical maximum land use). The next step is to determine the most likely growth forecast and determine an annual acquisition need.

b) Once the total amount of required park and open space acreage is determined, the next step is to determine a more precise location for these resources. The location of parks is predicated more on population consideration than is the location of open space areas which are located where the resources physically exist. The primary function of a park is to act as either an active or passive recreational area for some segment of the population. On the other hand, while an open space area may serve a recreational function, that is not its primary function. Open space can be used for the preservation of unique agricultural land, shaping of the developing community, protection of the public safety, wildlife preservation, or some other aesthetic purpose. The location of open space is more dependent on function than population considerations.

c) In evaluating suggested park and open space sites, certain criteria are used to objectively rate each of the proposed sites, such criteria not intended to be rigid and inflexible in approach. For instance, if a park area deficit, present or future, exists; satisfaction of correcting the amount of deficit is more important than adherence to rigidly adhere to a schedule of locating park land in a specific area and overlook an opportunity to acquire park or open space land that did not adhere to a specific schedule. Some of the criteria that is to be used in the selection of park or open space sites are:

- i) Time distance between the park or open space areas and the potential users.
- ii) Demographic profiles (age, sex, family size, etc.).
- iii) Socio-economic factors (income, education, etc.).
- iv) Expressed needs and desires of the citizens.
- v) Special Community conditions and opportunities.
- vi) Preservation of the "desert living" lifestyle.

Aside from the climatic attributes, recreational open space is the single most important element of manifesting the local life style. Relaxed, informal outdoor living and year round recreation activities typify most of southern California. As Los Angeles, Riverside and San bernardino (west) become more overcrowded and increasingly despoiled, the Twentynine Palms area offers one of the few remaining accessible refuges for those people seeking relief from the urban lifestyle.

d) Other Criteria or priorities to be considered:

- i) Geographical location.

- ii) Quantity and quality of existing facilities.
- iii) Available resources.
- e) The Conservation Element indicates most of the land that should be classified as open space due to its resource value.
- f) The Seismic Safety Element also addresses hazardous geologic and soil conditions, and flood plain areas that may also serve as potential open space areas.

5.6 Inventory of Open Space Resources.

Open space resources in the Community include, but are not necessarily limited to, the following identification list:

- a) Park facilities as listed in Appendix "A" hereof.
- b) The hillside slopes of Campbell Hill, Donnell Hill and Chocolate Drop Hill that are in visual exposure to the Community. Portions of these hills are suited to low density developments, but much will remain in natural area.
- c) The drainage courses as they are and may in the future be defined. Often these watercourses have some vegetation defining the trajectory of these courses. These areas also provide relief from the developed or developing areas of the City.

5.7 Means of Open Space Preservation.

Generally speaking, open space represents undeveloped property that, through policy, will remain undeveloped and visible to the Community. Except for park land and specific trails, most of the open space will remain in either private ownership or in the ownership of other non-local entities. To protect and preserve open space on private property, without penalizing the property owner, the following methods represent some of the ways to accomplish that purpose:

- a) The use of "cluster" development which allows more intense development on portions of a property subject to the preservation of open space resources.
- b) Requirement for an offer of dedication of an open space easement to the City for open space preservation as a condition of approval of a subdivision or other discretionary project.
- c) The transfer of development rights from a property with open space resources to a property that is more developable via the use of a Development Agreement.
- d) The adoption of special Ordinance restrictions that promote salvation of open space resources as standard regulations of the Zoning and Subdivision Ordinances.
- e) As a result of mitigations required through environmental review.
- f) Public acquisition (purchase) of development rights of open space resource areas.
- g) The continued low density entitlement on property adjacent to the National Monument.

6.0 RECREATIONAL ELEMENT.

6.1 Purpose and Intent

a) Purpose.

It is the purpose of the Recreational Element to give direction and guidelines in providing for and fulfilling the requirements of further park and recreational needs for the citizens of Twentynine Palms.

b) Intent.

i) It is the philosophy of the City of Twentynine Palms that there be a wholesome, well rounded recreation program which serves the needs of all of the citizens of the Community. This task is accomplished by supplying trained leadership, a wide variety of activities and programs which lead to the fulfillment of, and provide for desirable and constructive use of leisure time.

ii) Parks and Recreation are integral parts of the resources and services which must be provided to the citizens of the Community. Increasing demands are being placed on public jurisdictions across the nation to provide recreational programs and area for its citizens to use their leisure time in the pursuit of active and passive recreational opportunities.

6.2 Ideals.

a) All programs and activities are oriented to achieving the objectives of the recreation authority. The following principles are hereby adopted by the City that relate to the recreational ideals of the Community:

i) Emotional and physical health; to develop a sound body and mind through wholesome, vigorous and creative activities.

ii) Character development; to build character through rich, satisfying and creative leisure activities focused towards the attainment of socially desirable attitudes, habits and values.

iii) Widening interests; to open new interests that provide satisfying outlets for individual development.

iv) Citizenship; to develop through recreation associations with other people a respect for the worth and dignity of individuals and faith in democratic action.

v) Skills; to develop skills in the arts of leisure living that raises the level of refinement, culture and happiness of the people.

vi) Social living; to strengthen the social relationships within the family and the Community through close group associations and activity participation.

vii) Economic value; to strengthen the moral and economic efficiency of the Community through expanding leisure interests and improve social living conditions.

viii) Community stability; to develop Community stability by providing an environment that is conducive to

wholesome family living and Community life.

b) In order to accommodate the citizens of the Community in-so-far as open space, park and recreation needs are concerned, a statement of park standards, classified as to size and inventory of existing and anticipated future park sites is noted.

c) The specific location of existing parks and the general location of planned future parks are shown on the Land Use Element map. Future sites are shown by symbol in order that flexibility in location may be possible by interpretation. The intent is that a general area be served, therefore, knowledge of the exact location of the future site is not necessary.

6.3 Policies.

To enjoy maximum use of the recreational service to the Community, the City shall be guided by the following policies:

a) Utilize a Park and Recreation Commission staffed with members who are sensitive to the Community's recreational needs. Members should represent a broad base of Community organizations that have a proven record for producing a positive influence on recreational programs.

b) Through the Park and Recreation Commission, coordinate and maximize the use of existing recreational facilities and explore alternative methods of securing facilities that are lacking.

c) The future sites and size of park land should be coordinated with the location of schools and private facilities in order to promote joint usage and mutual savings of resources.

d) Regional coordination of a larger scaled recreational programs should be implemented to avoid overlap of services.

e) An annual review of recreational resources and needs shall be undertaken in concert with an "Action Plan" for park and open space acquisition. In this manner, recreational priorities and implementation will be established along with the park and open space acquisitions.

f) In order to provide a method for the securing of park and open space land, a "Park Fee" Ordinance should be considered that is based on a proposed development's impacts on park and open space needs. This impact, generally, will be measured by the proposed project's population impacts that will relate to the Community ratio of park and open space land per 1,000 population designated in the Open Space Element.

g) Standards and sizes of recreational facilities, with emphasis on safety and efficiency, shall be kept up to date and administered by the Park and Recreation District until such a time if and when the function may be assumed by the City of Twentynine Palms.

6.4 Standards.

In order to effectively implement the objectives established in this Element, it is necessary to establish standards

for park and recreational facilities. The following standards are expressed in terms of acres/1,000 population and reflect the minimum for a balanced park and recreation system in the community. The overall standard is 4 acres per 1,000 population. Park and recreational facilities are recommended to be established and located according to the following standards:

a) Small parks and play lots should be placed near population centers and be between 2,500 sq. ft. to 3 acres in size. This kind of park should be obtained by conditions of development or contribution by service organizations and maintained privately. These areas may be referred to as "parkettes", "parkways" or "mini-parks".

b) Neighborhood parks should have a service area of 1/2 to 1 mile, generally congruent with an elementary school service area, and be between 5 to 25 acres in size at a ratio of 2 acres per 1,000 people served.

c) Community parks, ideally should have a service area of 1 to 2 miles and should be 25+ acres in size. These parks should be established at a ratio of 3 acres per 1000 population.

d) Regional parks of 250 acres or larger are of benefit to the Community when located less than one hours driving time from the City. The Joshua Tree National Monument is of profound benefit to the residents of the Community without any direct cost to them.

6.5 Park Classification.

a) Classification of parks is necessary to ensure that the Community is served with desirable types of park and recreation areas which will realize the full potential use of existing and available physical resources, and the population to be served.

b) These standards are not intended to be limiting. Other harmonious uses may be included in appropriate open space areas if they do not detract from these areas. Also open space areas may serve more than one open space function.

c) For the purpose of clarification, all present and future park sites may be classified according to the services that they provide. This approach is not to be confused with the standards previously set forth in this Element which define the acreage needed for each classification. The following classifications are established for the present and future needs of the Community:

i) Private Play Lots. These facilities are, essentially, substitutes for the traditional "back yard" and mainly serves the children of a specific neighborhood. Play lots usually include play apparatus, benches, sand areas, tables and sometimes grassed lawns to provide an area for free play and scenic beauty. Although on private property, sometimes in commercial centers, these facilities can and do benefit the Community by providing these supplemental undertakings.

The reason for limiting these facilities to private undertakings is due to the limited ability of local government service providers to maintain these small areas in an efficient

manner.

ii) Neighborhood Parks. If possible, these neighborhood parks should be planned adjacent to elementary schools, both existing and future. These parks should contain areas for passive recreation as well as play apparatus, picnic facilities, multipurpose courts, play fields and specialized areas such as horse shoe pits, tennis courts, handball courts, shelters and areas for quiet play, rest rooms and off street parking, etc. By combining the school and park areas, mutual use of rest room, parking and aesthetic open space can be shared and need not be duplicated.

iii) Community Parks. These parks supplement Neighborhood Parks by providing a wider range of recreational facilities within convenient reach of the user. Community Parks provide more open space and larger areas for recreational facilities so that they may be enjoyed by a larger number of people. Uses such as a tennis complex, community center and gymnasium, group picnic facilities, sport fields with spectator areas, etc. Other specialized areas may include botanical gardens, amphitheaters, equestrian centers and other such uses. These areas should also contain their own park maintenance yards or areas.

iv) Regional Parks. These parks are generally provided by the County but may also be provided by the State or Federal Government and other private non-profit enterprises. These types of parks provide an opportunity for people to "get away" from their normal familiar environs to a unique open and quiet area within one hours driving time of their homes. The City of Twentynine Palms is indeed fortunate to have the Joshua Tree National Monument immediately available that in and by itself surpasses the needs of any individual resident.

The facilities available are nature walks, hiking trails and camp sites, picnic areas and rock climbing areas.

6.6 Special Use Areas.

a) Mini-Parks. The size and location of these facilities is determined more by availability of vacant land than by any other factor. They occasionally feature play apparatus, but are better known for having attractive open landscaped areas. Due to maintenance costs, these areas are expected to be privately maintained, however, in some cases, service organizations may maintain these parks as a special sponsored club project.

b) Passive Use Areas. This category includes such features as walking trails that may be developed along areas of natural vegetation or unique physical formations, or be a rest area with a unique view. A potential area for these features is the Mesquite Dunes area.

c) Walkways or other Trails. These features usually compliment public rights-of-way in areas of scenic value. A bicycle trail into the Joshua Tree National Monument would be an excellent example of what may be done in this category.

6.7 Park/School Concept.

a) A successful park plan should be dependent upon and accomplished through a cooperative effort of the local Park and Recreation District and the School District. The School District is an extremely important member of this cooperative venture because it represents a very large public investment of the taxpayer's dollars in terms of public owned land areas and structural facilities. Schools generally locate in areas best suited to serve a concentration of population at the neighborhood, community and regional levels. The City should be a catalyst in assisting the Park and Recreation District and the School District to establish an ongoing working relationship to efficiently and economically plan for joint school/park facilities. Constructing schools and parks in conjunction with one another has the following advantages:

i) It provides for the use of the facilities by a maximum number of people, providing the taxpayer service of these facilities year round and for a longer duration during the day. This efficiency can be a valuable stimulant when there is need for new capital financing or budget increases dependent on taxpayer's support and/or approval.

ii) The concept avoids a senseless and costly duplication of areas, facilities personnel, programs and services.

iii) The joint development provides a park-like, attractive physical setting for school buildings.

iv) The concept allows for expanded areas and facilities available to each entity not obtainable separately.

v) There is a better opportunity for more efficient and more economical maintenance of the areas and facilities.

vi) It provides a maximum return on the tax dollar.

vii) It provides for a broader, more effective public interpretation and promotion of school-community recreation and park objectives.

b) To ensure the success of this concept, a joint powers agreement between the School District, The Park and Recreation District and the City should be investigated, executed and utilized to the fullest extent possible.

c) The Planning, acquisition and construction of future facilities should be coordinated closely between the three agencies.

7.0 ACQUISITION AND PRESERVATION

7.1 Agricultural Preserves.

Agricultural preserves can be implemented under the Williamson Act. Due to the desert climate, the prospect of securing open space under this provision is remote. However, this procedure is worth mentioning in the case that an unusual opportunity may present itself; e.g. a desert agricultural experimentation project sponsored by some University. The

Williamson Act would provide for a contract between the property owner and the City which would restrict the land use to open space uses, including agriculture, while freezing the property taxes on the land. Although chances are remote, the City should be cognizant of this process should a future opportunity arise.

7.2 Open Space Easements.

Open space easements are similar to agricultural preserves in that they may be accomplished by contract restricting the land use for a period of time, usually twenty (20) years. This process can serve as a tax shelter for the property owner and be applied to appropriate property regardless of size.

7.3 Park Fees and/or Land Dedication.

As may be established by the Subdivision Ordinance and appended to the Uniform Building Code, monies are collected from residential development and bedroom additions to be used for park land acquisition and park development. Law requires a nexus, or direct connection, between the collection of the fees and the establishment of the facility that is both called for by the development and is directly beneficial to the residents of the development.

7.4 Open Space land use or Zoning Districts.

Zoning or Land Use regulations are mandated by State law. The use of an open space district may vary in content between different jurisdictions, but essentially, the purpose is to prevent or reduce development in hazardous or environmentally sensitive areas. These sensitive areas may also be identified and protected by use of Specific Plans or Development Agreements.

7.5 Leases and Licenses.

When desired lands are not available for purchase, or available funds are not sufficient for such acquisition, the means of leases or licenses may be employed to meet the needs until either funds are available or other arrangements can be made.

7.6 Gifts.

The City and or the Park and Recreation District should encourage and solicit gifts and donations for park and open space land. This technique can take many forms and be of advantage to both the public body and the landowner; such as tax relief, public citizenship recognition, release of funds for other or additional park uses, etc.

7.7 Private Foundations and Grants.

Many national foundations are in existence and potentially could make grants available for local park or open space preservation purposes. Perhaps in the near future, a local park and cultural foundation could be created to assist the local government in its task of securing land for park and/or permanent open space purposes.

7.8 Purchase.

The source of funds for land acquisition may include the following:

- i) Federal funding through Block Grant or other future programs.
- ii) State funding through Bond Act monies or grant programs.
- iii) Local fund sources which are funds budgeted by the local legislative board; i.e. the City Council or the Board of Supervisors through the Park and Recreation District; which may be budgeted funds, or other sources that may be allocated at the discretion of the local governing body.

7.9 Dedication.

If it is possible to excite the public into supporting an aggressive program to secure and preserve land for park and open space purposes for future enjoyment, then the passage of laws to require dedication of such land for these purposes will ensure establishment of trails and preservation of sensitive areas as a reasonable condition of development.

7.10 Other Methods.

This category is intended to imply that the Community should take advantage of any new methods of land acquisition that may be forthcoming through new enabling legislation by the State.

8.0 IMPLEMENTATION AND ACTION PLAN.

8.1 Action Plan.

The following strategy plan, if followed, would ensure that the Community will be able to provide adequate parks and open space on a continuing basis that will meet a rising need in geometrical proportion to the growing population,

a) Schedule. The basis of the Action Plan is to establish a priority for acquisition and development of land for park and open space based on forecasted needs in the foreseeable future. The priority is based on the projected population growth in the various neighborhood areas of the Community to sustain the park acreage ratio of four (4) acres of land per 1,000 people.

b) Priority Implementation. The plan of implementation of this system leaves a great deal to staff work and Council and Board action through the years. No attempt is made at this time to provide more than a guide to the timing of actual site selection of park and open space land, or the methods of acquisition and reservation.

8.2 Implementation, Part I.

Each development within the City of other than a single family residence, is subject to City discretionary conditions. Should the City so adopt such an Ordinance, these

conditions could include the dedication of land or the payment of a fee for park purposes. In addition developments may be required to place in open space easement or other reservation, any significant open space feature within the project area so long as a reasonable development entitlement is respected. Developments may also be required to dedicate and improve bicycle, hiking or equestrian trails provided that such trails are adopted by the City as an integral part of this or the Circulation Element plan.

The facilities obtained under this implementation provision should be of the highest class obtainable under the individual circumstances.

8.3 Implementation, Part II.

The City staff should coordinate with the staff of the Park and Recreation District early in the calendar year prior to the legislative bodies adopting their respective budgets. The purpose of this action is to formulate a plan of action to be presented to the legislative bodies for its consideration prior to adoption of their respective budgets. This "Action Plan" shall contain an analysis of the current status of parks and open space and the estimated needs for the forthcoming fiscal year. This presentation may include specific site selections and recommended methods of acquisition and uses to which the subject property may be put. In the case that the resources are not sufficient to meet the anticipated plan, the legislative body will determine the priorities according to the guidelines of this element.

a) The main objective is that the Community have acquired at least the minimum amount of park and open space to serve the existing population for that year. The park land minimum requirement is fixed as per this Element. However, it is possible that the availability of open space may be in private ownership and not accounted for. If the legislative body finds that no park or open space is practically available in the City that year, it may eliminate the need for that year and revise the plan accordingly.

b) Because the City is relatively undeveloped, there is no deficit at this time. However, the City should plan for the ultimate population of the Community and attempt to stay ahead of the game in the case of maintaining the park acreage per 1,000 people ratio.

c) Since open space resource land is unique and if developed upon would be lost forever, the City should be provided an analysis of all potential open space areas in its first Action Plan report in order to allow discussion of necessary action to prevent the loss of a vanishing resource.

d) In general, the Land Use Element of the General Plan designates the location of existing and, by symbol, proposed parks. These designations do not preclude the acquisition of park or open space land in areas not shown on the map so long as the acquisition falls within the scope of the Open Space Element.

8.4 Revision.

Since any plan will be based upon population forecasts and projections, it will be necessary to revise the plan from time to time. The revisions will, correspondingly, require updating and modifying the implementation plans.

9.0 SUMMARY.

The Action Plan consists, in part, of dedications required from developments. This process could fulfill the immediate needs caused by these new developments with respect to the projects adding to the City population.

This plan requires affirmative legislative body action to pursue the obtaining of open space land to the quantity stated in this Element.

The actual use of the park and open space land is left to the judgement of the governing body at the time of acquisition, although broad standards are set in this Element which, for consistency sake, must be followed. Little mention is made of park development; however, the intent of the plan is that funds be budgeted to develop the parks at the time when the need arises. If the plan is prepared properly, the park development should begin soon after the land acquisition has been accomplished.

In order to avoid rising cost, acquisition of land in excess of the immediate need may be made (i.e. land banking) provided that there is a probable future need based on projected future population.

10.0 CONCLUSION.

It is known that failure to attempt to keep abreast of the park needs of the citizens will result in a future Community that will have to either bear astronomically higher cost to provide the same amenities that could have been secured more economically, or do without the adequate park and open space facilities and endure the attendant social cost. The provision of adequate park and open space facilities will secure a quality of life as the City grows and enters the Twenty-first Century.

APPENDIX "A"

OPEN SPACE AND RECREATIONAL ELEMENT Inventory of Park and Recreational Facilities (1990)

I. DEVELOPED OR PARTIALLY DEVELOPED PARKS.

A. Regional.

1. Joshua Tree National Monument

B. Community.

1. Luckie Park
2. Knott Sky Park
3. Civic Center Park
4. Oasis of Mara

C. Neighborhood.

D. Mini-Parks.

E. School/Parks.

II. UNDEVELOPED AND PROPOSED FUTURE PARKS.

A. Community.

1. Mesquite Dunes

B. Neighborhood.

C. Mini-Parks.

D. School/Parks.

1. Oasis Elementary
2. Palm Vista Elementary
3. New site Elementary school/park; Chocolate Drop area
4. New site Elementary school/park; North Adobe Road area

TWENTYNINE PALMS PARK AND RECREATION DISTRICT

1991

Introduction

Currently, the Twentynine Palms Park and Recreation District meets the current standard of 3.0 acres of developed recreation area per 1,000 population, except for neighborhood parks (less than 5 acres). Since the district boundaries are so large, and that housing areas are in clusters spread throughout the boundaries, a current need exists to develop neighborhood parks in several of the recreational service areas of the district. This need will dramatically escalate as the population of Twentynine Palms increases over the next ten (10) years.

Overall park development will be necessary in the unincorporated and incorporated areas of the district and City of Twentynine Palms. Special facilities such as tennis courts, lighted athletic fields and other facilities are needed. Many of these items have been brought before the Advisory Commission in its study of the district's master plan for capital improvements. Of significance, noted by the community input has been the need for additional lighted sports fields, a community center gym, and an additional nine-hole golf course. Other items of concern noted by the community and the district is that of a performing arts center and/or outdoor amphitheatre.

The results of this report are limited to the costs of normal park development for general public use. Other funding alternatives such as grants, bond issues, special tax assessments, etc., may possibly be used for financing the larger special facilities as they would be designed to serve the entire district area which extends beyond the City of Twentynine Palms boundaries.

As a result of this study, it is recommended that developers fees be implemented on new construction in the incorporated and unincorporated areas of the district to aid in the development of new parkland and facilities for these areas. The use of future State Bond Act grants and other resources can also aid in reducing current and future deficiency levels.

Twentynine Palms Park and Recreation District
The District 1991

Twentynine Palms Park and Recreation District is responsible for providing a comprehensive recreation and park program for the City of Twentynine Palms and surrounding areas. The District boundaries encompass more than 700^{sq} miles.

In addition, there are other outdoor facilities in the area; the Morongo Unified School District and the Marine Corps Air Ground Combat Center both have facilities, but due to limited public access to the facilities they are not included.

Twentynine Palms Park and Recreation District has in the past developed a comprehensive, long range master plan. The basic objective for the updated plan is so that it can be used in developing fees for new development within the district boundaries.

For the purpose of this report, parks and facilities are grouped as follows:

Playlots/Mini Parks - These are generally small parks ranging in size of 1/8 to 1 acre, serving 500 - 2500 people.

Neighborhood Parks - Designed to serve the open space needs of an individual neighborhood. They are generally 0.5 to 15 acres in size based on URPA standards.

Community Parks - Specially designed and planned to serve the needs of several neighborhoods. They typically provide a larger range of options and facilities such as larger playgrounds, picnic shelters, picnic areas, and community buildings. Community parks are generally ten or more acres in size.

Special Facilities - Refers to facilities generally used for a wide spectrum of special interest use. They include golf courses, athletic fields, amphitheatre, and performing arts centers.

NATIONAL RECREATION AND PARK OPEN SPACE STANDARDS

BY CLASSIFICATION AND POPULATION RATIO

<u>Classification</u>	<u>Acres/1,000 People</u>	<u>Size Range</u>	<u>Population Served</u>	<u>Service Area</u>
Playlots/Mini Parks	.25	2,500 sq. ft. to 1 acre	500 to 2,500	Sub-neighborhood
Neighborhood Parks	.50	Min. 2.5 acres up to 10+ acres	2,000 to 10,000	1/4 - 1/2 mile
District Community Parks	2.25	10 - 100 acres	10,000 to 50,000	1/2 - 3 miles
TOTAL LOCAL NEED: (See Note Below)	3.0			
Large Urban Parks	5.0	100+ acres	One for each 50,000	Within 1/2 hour driving time
Regional Parks	20.0	250+ acres	Serves entire pop- ulation in smaller communities	Within 1 hour driving time
Special Areas & Facilities	*	250+ acres	Includes parkways, arenas, plazas, historical sites, flood plains, etc. No standard is applicable.	

* Not Applicable

Source: National Recreation and Park Open
Space Standards, National Recreation and Park
Association, Washington, D.C. 1971 - Amended

Note: For the purpose of this study a standard of 3.0 acres of open space per 1,000 people will be used based on need for Mini, Neighborhood and Community Parks combined.

DISTRICT STANDARD ACRES

Acres/1,000 Persons

.25
.50
2.25

Classifications

Mini Play lot
Neighborhood
Community and
District wide
(including sports
fields/rec areas)

TOTAL: 3.0

Local Park and
Recreation area

Twentynine Palms Park and Recreation
District Facilities 1991

Park Category	Park Name	Acreage
Neighborhood Park	Knott's Sky Park: Overnight RV camping (42 sites); shower/restroom facilities; picnic area; playground	5.5
Community Park	Luckie/Stephens Park Playfields: A. Soccer field (one unit); no lights B. Baseball/softball fields; four lighted; two unlighted C. Swimming pool (one outdoors) D. Tennis courts (two lighted) E. Playground & picnic areas F. Picnic shelter G. Restroom facilities (two) H. Racquetball courts (four indoors) I. Basketball court (one outdoor); no lights J. Community building: Patriotic Hall K. Sand volleyball court (one)	75
Special Facilities	Community Center/Senior Citizen Bldg.	
Special Facility	Roadrunner Dunes Golf Course (9 holes)	

Twentynine Palms Park and Recreation District
Facility Standards/Deficiencies 1991

Lighted	Classification	Standard	Available	Deficient
50%	Softball/Youth Baseball	1 unit/5,000	6	0
50%	Regulation Base- ball (lighted)	1 unit/30,000	0	1
50%	Tennis Courts	1 unit/2,000	2	10.5
50%	Game Courts (outdoors)*	1 unit/5,000	2	3
	Football (lighted)	1 unit/30,000	0	1
50%	Soccer	1 unit/8,500	1	2
	Racquetball/hand- ball	1 unit/5,000	4	1
	Swimming Pools	1 unit/20,000	1	0
	Neighborhood rec. building	1 unit/10,000	2	1
	Community Centers	1 unit/25,000	0	1
	Performing Arts Center	1 unit/75,000	0	.3
	Gymnasium (25,000 sq. ft.)	1 unit/25,000	0	1
	Self exercise	1 unit/10,000	0	2.5
	Public golf course	9 holes/20,000	1	1

* Basketball, Volleyball

Twentynine Palms Park and Recreation District
Park, Playfield, Facilities Present Needs

I. Present Needs

A. Park Area Needs:

Currently the district meets the open space standards
of 3.0 acres/1,000 population.

$80.5 \text{ acres} / 25,000 = 3.2 \text{ acres} / 1,000 \text{ population}$

Total parkland needed 0

B. Present Playfield Area Needs:

1. 10 tennis courts 50% lighted	200,000
2. 3 game courts	150,000
3. 1 football field lighted	500,000

Total playfield area needed 850,000

C. Present Facility Needs:

1. 1 neighborhood recreation facility (2,000 sq. ft. x \$100 sq. ft. cost)	200,000
2. 1 community center (10,000 sq. ft. x \$100 sq. ft. cost)	1,000,000
3. 1 community gymnasium (25,000 sq. ft. x \$100 sq. ft. cost)	2,500,000

TOTAL FACILITY NEEDS: 3,700,000

TOTAL PRESENT NEEDS: 4,550,000

Twentynine Palms Park and Recreation District
Assessment of Present District Wide Parkland Deficiencies
Based on Estimated Population: 25,000

Classification	Available	Need	Deficient
Playlot/Mini Park	0	6.25	6.25
Neighborhood Park	5.5 acres	12.5	7
District Community Parks	75 acres	56.25	(18.75)
District Wide totals:	80.5	75	(5.50)

Twentynine Palms Park and Recreation District
Park and Development Costs

Average cost per acre for typical neighborhood park development:

Description	Amount	Cost/Acre
Parking	3,000 sq. ft.	\$4,000
Concrete	2,000 sq. ft.	\$5,000
Restrooms	1	\$5,000
Playground	1	\$3,000
Landscape Irrigation	24,000 sq. ft.	\$8,500
Landscape Planting	24,000 sq. ft.	\$7,000
Park Furniture		\$6,000
Misc. (Sports Fields, Tennis Courts, etc.)		\$5,000
SUBTOTAL:		\$43,500
Architectural, Engineering, Administration - 15%		\$6,525
TOTAL:		\$50,025/ACRE
Round off to \$50,000/acre		

Twentynine Palms Park and Recreation District
Future Parkland and Facility Needs
2001 Population Base (37,500)

The following figures are based on a 5% population increase per year over the next ten (10) years or approximately (12,500 people).

I. Future Open Space Parklands

- A. Based on a 3.0 acre/1,000 standard for neighborhood community parks/playlots at a cost of \$13,500/acre and \$50,000/acre development, the cost would be $3 \times 12.5 (13,500 + 50,000) = \$2,381,250$ (37.5 acres).
- B. Based on the current standard for district wide playfield areas. 25 of the future 37.5 acres would be developed into this type of park area.

II. Future Playfield Areas

With the growth of 12,500 people over the next ten (10) years, the following playfield needs must be met in order for the district to stay within the current standards of development:

A. Future Playfields

1.	3 Softball fields, lighted	\$180,000
2.	1.5 Soccer fields, lighted	\$ 75,000
3.	6 Tennis courts. 50% lighted	\$120,000
4.	2 Racquetball courts	\$150,000
5.	1 Game courts outside	\$100,000

Total Future Playfield Area Needs: \$625,000

III. Future Facility Needs

With the growth of 12,500 people over the next ten (10) years, the following facility needs must be met in order for the district to stay within the current standards of development:

A. Future Facilities

1.	1 Neighborhood recreation bldg.	\$200,000
	(2,000 sq. ft. @ \$100 sq. ft. cost)	
2.	1 Community swimming pool	\$1,500,000
3.	.5 Gymnasium 50%	\$1,250,000
4.	.5 Performing Arts Center 50%	\$3,000,000
5.	Develop back 9 at Golf Course	\$2,500,000

Total Future Facility Needs: \$11,456,250

SUMMARY
PRESENT AND FUTURE ANTICIPATED COSTS

I.	Present Needs	
A.	Park Area Needs	0
B.	Playfield Needs	\$850,000
C.	Facility Needs	\$3,700,000
II.	Future Needs	
A.	Park Area Needs	\$2,381,250
B.	Playfield Needs	\$625,000
C.	Facility Needs	\$8,450,000
	Total Future Needs of the District:	\$16,000,000

Total projected population increase at 5% for ten years = 12,500. Using the indicator for 3.25 people per household, increase in households would be 3,850 households (12,500 divided by 3.25). Total anticipated cost of \$16,000,000 divided by 3,850 households would equal \$4,150.00, the amount needed to develop the present and future needs of the district.

The above figure is the true cost to new development if all costs were passed onto development. However, a more workable figure is needed because a \$4,150.00 developer fee for parks is outrageous. The County and the Twentynine Palms Park District has come up with the following assessments:

Explanation:

$\frac{NSP (Ltd)}{1000}$ = minimum fee

N = single family dwelling unit
S = planned park acreage per 1,000 people (3 acres)
P = population per dwelling unit/density 3.25
L = fair market value per acre of land \$13,500
D = average cost per acre to develop parkland \$50,000

$\frac{1 \times 3 \times 3.25 \times (13,500 + 50,000)}{1000} = 619.12$
or 620.00 per unit

This fee will enable the district to develop future parkland but not facilities. Grants, bond acts and taxes will have to be used to build any facilities.

NEED ASSESSMENTS

Currently, all developed park areas and facilities lie within the hub of the City boundaries. This is understandable as to the concentration due to the current and past developments. Along the same line the need for park areas and facilities in this area is mostly met with the exception of a community center gym. However, the district is deficient in meeting the needs in the unincorporated areas and the different housing tracts on the city boundary limits such as Hansen tract, Indian Cove/Lear Avenue, Sunmore Estates and Chocolate Drop. (See attached map.)

Attached is Table #A: where an assessment was made showing that 15,000 people living in the hub of the city with their needs being met, Table #B: an assessment of the unincorporated area with a population of 10,000 showing a need of 30 acres of parkland. These are the areas that should be considered to be developed first as neighborhood parks. The parks should be approximately six acres in size with picnic areas, playgrounds and possibly tennis courts. One site, possibly the Chocolate Drop tract, due to a denser population, should be larger in size, approximately ten acres, have a recreation building, unlighted athletic fields and a future aquatic site.

As the district grows in the next ten (10) years and as facilities and park areas are needed, either a new community park site should be developed or better yet, additional land adjacent to Luckie Park/Stephens Park should be purchased. This would enable the district to use economy of scale in manpower, equipment, and park areas ~~and~~ facilities.

TABLE #A AND #B

Twentynine Palms Park and Recreation District
Assessment of Present Parkland within City Boundaries

A. Based on estimated city population of 15,000

Classification	Available	Need	Deficient
Playlot/Mini Park	0 Acres	3.75 acres	3.75 acres
Neighborhood Park	5.5 acres	7.5 acres	2.0 acres
Community Park	75 acres	37.5 acres	(37.5) acres
Citywide totals	80.5 acres	48.75 acres	(31.75) acres

B. Assessment of present unincorporated area parkland
deficiencies based on estimated unincorporated area
population of 10,000 (1991).

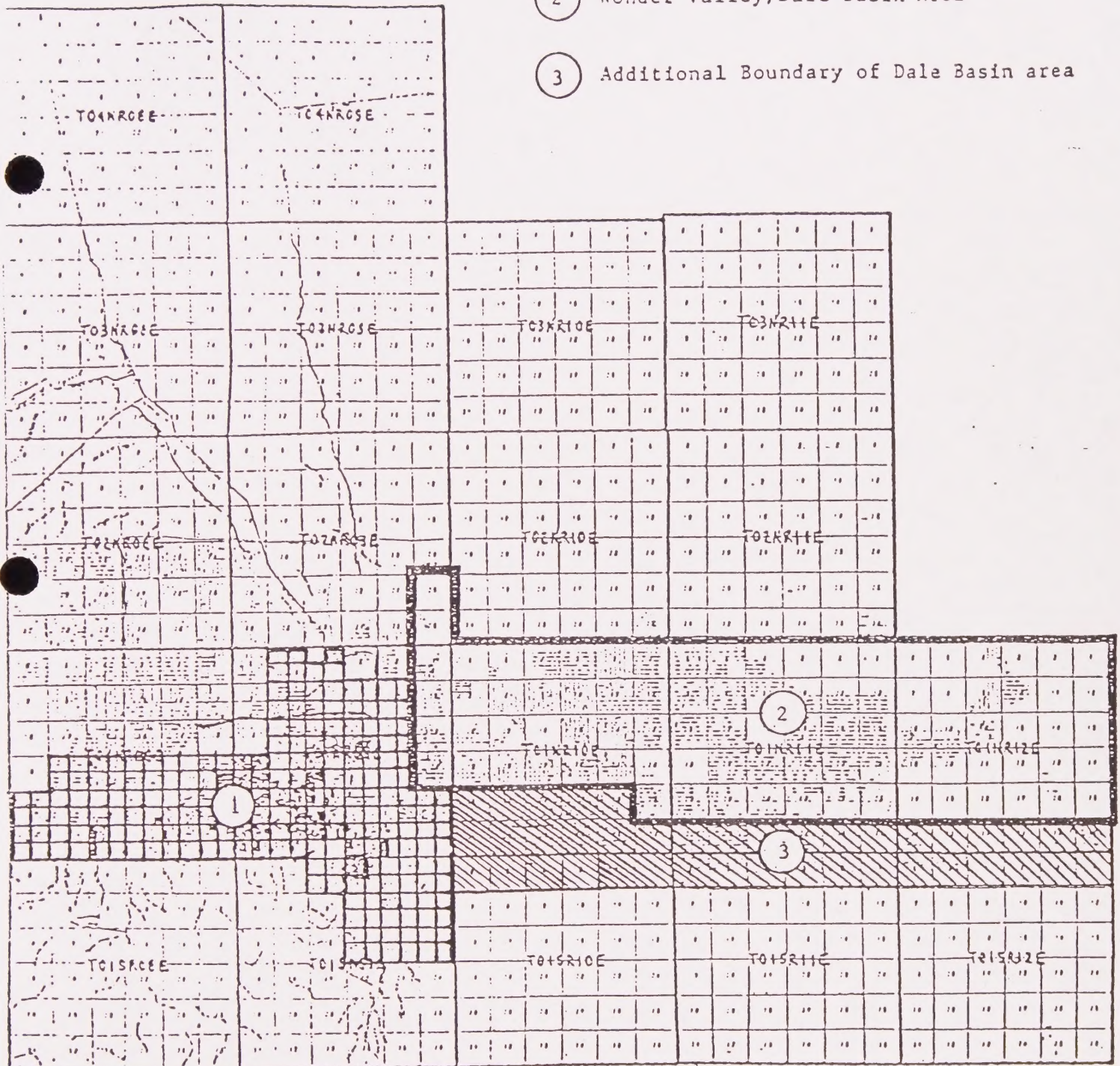
Classification	Available	Need	Deficient
Playlot/Mini Park	0 acres	2.5 acres	2.5 acres
Neighborhood Park	0 acres	5 acres	5 acres
Community Park	0 acres	22.5 acres	22.5 acres
Unincorporated Area Totals:			
	0 acres	30 acres	30 acres

As time and developer fees are collected the priority of the district should be as follows:

1. Purchase land in Chocolate Drop ares (10 acres); and start development of picnic areas and playground.
2. Purchase land adjacent to Luckie Park and develop picnic areas and athletic fields.
3. Build a community center gym.
4. Develop smaller park ares in three other areas.
5. Develop back nine at golf course.

As things progress each year this Capital Improvement and need assessments package needs to be updated. Priorities will change as the needs of the community change, but without developer fees, the needs for more park areas and facilities will never be met. It is essential that fees, taxes, grants and bonds be sought so that the district meets the needs of the community of Twentynine Palms as it grows.

- ③ Additional Boundary of Dale Basin area



PROPOSED BOUNDARY OF
COMMUNITY FACILITIES DISTRICT NO. 90-1
(TWENTYNINE PALMS RECREATION AND PARK DISTRICT)



C124913533

UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106-1500